



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

**Newport Beach City Hall
100 Civic Center Drive, Newport Beach
Corona del Mar Conference Room (Bay E-1st Floor)
Thursday, July 25, 2013 – 3:30 p.m.**

Brenda Wisneski, Zoning Administrator

Staff Members:

**Fern Nueno, Associate Planner
Melinda Whelan, Assistant Planner
Rosalinh Ung, Associate Planner**

A) CALL MEETING TO ORDER

B) MINUTES OF JULY 11, 2013

C) PUBLIC HEARING ITEMS

Item No. 1. Marigold Parcel Map No. NP2013-011 (PA2013-120)
604 Marigold Avenue Council District 6

Summary: A parcel map application for two-unit condominium purposes. No waivers of Title 19 (Subdivisions) development standards are proposed with this application. The parcel map would allow each unit of the duplex, currently under construction, to be sold individually. The property was previously improved with a duplex. The property is located in the R-2 (Two-Unit Residential) District.

Recommended
Action: 1) Conduct public hearing; and
2) Adopt Resolution No. ____ approving Parcel Map No. NP2013-011
subject to the recommended findings and conditions.

CEQA
Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

Item No. 2. Goldenrod Parcel Map NP2013-012 (PA2013-121)
412 Goldenrod Avenue Council District 6

Summary: A parcel map application for two-unit condominium purposes. No waivers of Title 19 (Subdivisions) development standards are proposed with this application. The parcel map would allow each unit of the duplex, currently under construction, to be sold individually. The property was previously improved with a duplex. The property is located in the R-2 (Two-Unit Residential) District.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Parcel Map NP2013-012 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

Item No. 3. Red O Minor Use Permit No. UP2013-009 (PA2013-109)
143 Newport Center Drive Council District 5

Summary: A Minor Use Permit application to allow a Type 47 (On Sale General) Alcoholic Beverage Control (ABC) license and live entertainment for Red O, a food service, eating and drinking establishment with late hours (after 11:00 p.m.). The "Red O" was recently constructed as a shell on a new pad created in the Fashion Island Shopping Center circle off of Anacapa Drive. The tenant improvements to the inside of the building are in plan check. Due to the late hours of operation, approval of an Operator's License by the Newport Beach Police Department will be required. The property is located in the PC-56 (North Newport Center) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Minor Use Permit No. UP2013-009 subject to the recommended findings and conditions.

CEQA

Compliance: The project applications are both categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

Item No. 4. Girl Scouts Leadership Center Minor Use Permit No. UP2013-010 (PA2013-128)
200 18th Street, East Side of 18th Street and North of Balboa Boulevard
Council District 1

Summary: A Minor Use Permit to allow the operation of a new 4,250 square-foot Girl Scouts facility with a 1,950 square-foot patio area to be located on the northwest corner of the future Marina Park facility. The property is located in the PC 51 (Marina Park) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Minor Use Permit No. UP2013-010 subject to the recommended findings and conditions.

CEQA

Compliance: All significant environmental concerns for the proposed project have been addressed in the previously certified Marina Park Environmental Impact Report No. SCH#: 2008051096, and that the City of Newport Beach intends to use said document for the above noted project, and further that there are no additional reasonable alternative or mitigation measures that should be considered in conjunction with said project. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/cegadocuments.

D) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

E) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.